



**BEFORE THE TAMIL NADU REAL ESTATE
REGULATORY AUTHORITY (TNRERA)
(Tamil Nadu, Andaman & Nicobar Islands)
at Anna Nagar, Chennai – 600 102**

[Under the Real Estate (Regulation and Development) Act, 2016]

**Bench 2 : Advocate M. Krishnamoorthy, Hon'ble Member
Dr. D. Jagannathan, I.A.S. (Retd.), Hon'ble Member**

**E.P.No. 14 of 2022
in
C.No. 25 of 2022
22nd day of January 2026**

Mrs. S. Mangayarkarasi

...Order holder/Petitioner

Versus

M/s. SAA Builders.
Represented by its Proprietor, Mr. V.Palaniappan,

...Order Debtor/Respondent

Counsel for the Execution Petitioner – M/s. Rahul J. Krishnan, Advocates
and Counsel for the Respondent – M/s. M. Sekar, Advocates. The above
Execution Petition came up for final hearing before this Authority. On
perusal of the materials placed before it, this Authority passes the following
order.

ORDER

1. The above Execution Petitioner has filed this Petition to execute the order passed by this Authority in C.No.25 of 2022 dated 30.06.2022.
2. The Authority has passed the order in C.No. 25 of 2022 dated 30.06.2022 which states as follows:

"The respondent is directed to complete construction, limited to the portion for which planning approval exists at the rates agreed in the construction agreement. The complainant is restrained from causing any hindrance in the construction of the approved plan and that he would make payments in accordance with the construction agreement for the approved construction done by the respondent. The respondent is directed to share the stage wise progress report of the construction to be carried out and to complete the construction of the remaining portion within three months from the date of issue of this order."

3. The Execution petitioner submits that the order in C.No.25 of 2022 dated 30.06.2022 was not complied by the Respondent and there is no appeal or stay against the order.
4. The Respondent filed Counter and submits that they had been directed by this authority by its order dated 30.06.2022 in C.No. 25 of 2022 to complete the construction work in accordance to the planning permit and so in order to comply with the order of this authority, the order holder has to demolish or erase down the excess construction work that already exist so that the Respondent can start the remaining construction work as directed by this Authority.
5. The Execution Petitioner filed written arguments and stated that the Respondent promoter has refused to comply with the said order and is shifting the onus on the complainant to comply with the order when the direction has been given to the Respondent promoter.

6. Respondent remained absent on 07.02.2025, 25.03.2025, 06.06.2025, 20.06.2025, 01.08.2025 and 23.09.2025 so the chance for Respondent side arguments was closed by this authority after providing several opportunities to the Respondent promoter.
7. The Authority noted that there is neither appeal preferred nor any stay granted and the Respondent has not stated sufficient reason for non compliance with the directions of the Authority vide its order dated 30.06.2022 in C.No.25 of 2022.
8. Therefore, this Authority under Section-63 of the Real Estate (Regulation and Development) Act, 2016 imposes a penalty of Rs.2,00,000/- for failure to comply with the directions in C.No.25 of 2022. This penalty shall be paid on or before 31.03.2026.
9. This Authority also directs the Respondent Promoter to comply the directions issued by this authority in C.No.25 of 2022 on or before 31.03.2026.
10. The Execution Petitioner is at liberty to file a fresh petition before this authority in the event of non-compliance with the directions issued herein. Accordingly, this Execution Petition is disposed off.

Sd/- 22.01.2026
MEMBER (J), TNRERA

Sd/- 22.01.2026
MEMBER (K), TNRERA

/TRUE COPY/FORWARDED/BY ORDER


For ADMINISTRATIVE OFFICER